

Red Rock Ridge
Upper Beaver Creek Road
Canon City, CO 81212

\$750,000
276± Acres
Fremont County



Red Rock Ridge
Canon City, CO / Fremont County

SUMMARY

Address

Upper Beaver Creek Road

City, State Zip

Canon City, CO 81212

County

Fremont County

Type

Ranches, Recreational Land, Horse Property, Hunting Land

Latitude / Longitude

38.510862 / -105.084331

Taxes (Annually)

126

Acreage

276

Price

\$750,000

Property Website

<https://www.mossyoakproperties.com/property/red-rock-ridge-fremont-colorado/81641/>



PROPERTY DESCRIPTION

Red Rock Ridge

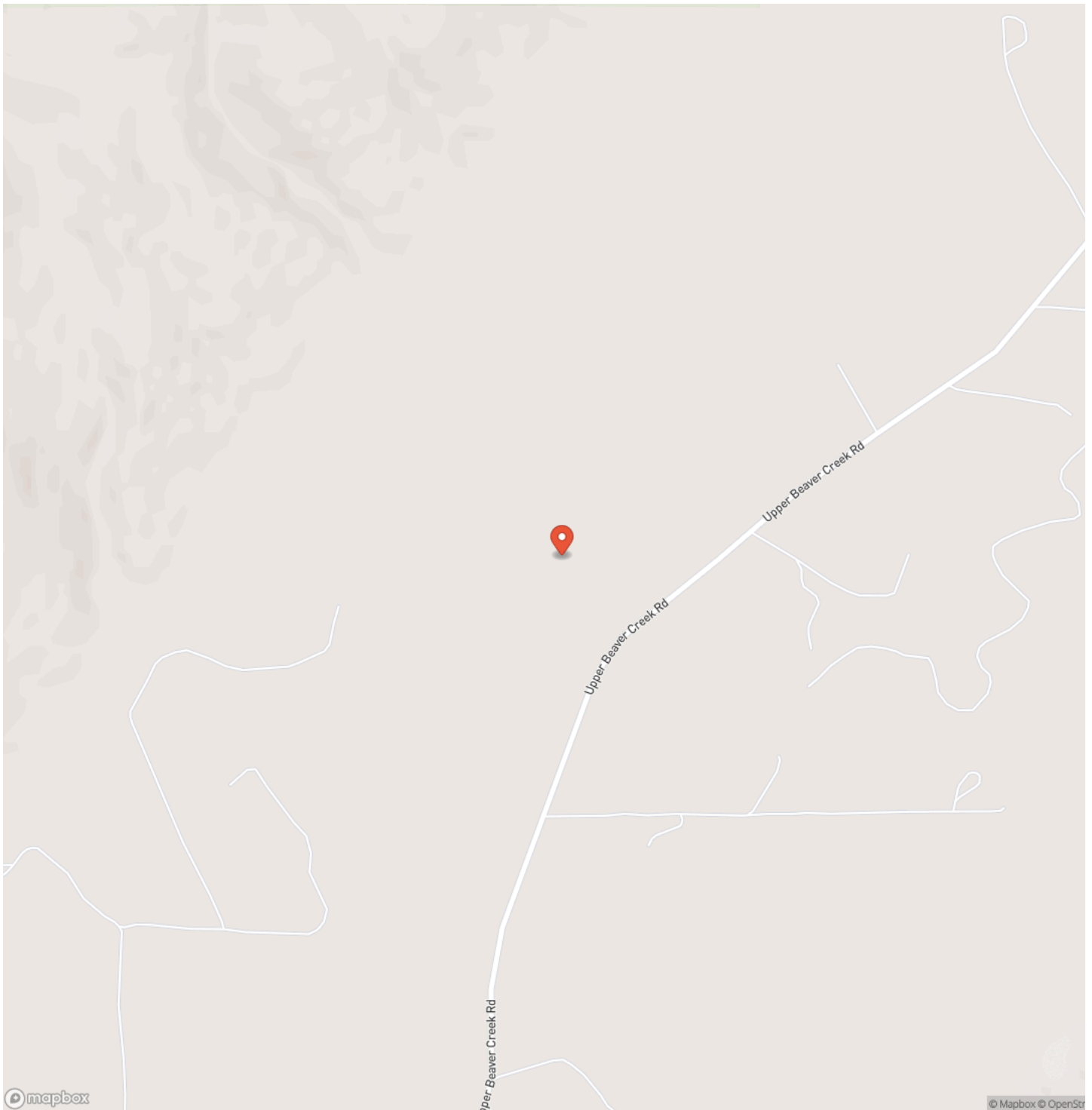
PRICED REDUCED BY 45K!!!! SELLER MOTIVATED!!!!

276 gentle acres bordering 30 square miles of Bureau of Land Management public lands. Over the counter elk tags for archery second and third seasons. This land is blessed with 100% usable terrain with a perfect mix of trees and meadow. 5 minutes away is hunting access to the wilderness area and 10 minutes you will be fishing for trout in Beaver Creek that is public access, presented in the stream photo. Bring the horses and ride 20 miles north and fish Skagway Reservoir or the public Beaver Creek Wilderness system or hunt big game. Year round access of a Fremont County road and five minutes to a State Highway and only 15 minutes to Canon City. The views of the Sangre De Cristo 14,000 foot peaks are spectacular. There are no HOAs, covenants, easements or restrictions. Annual taxes are only \$127 as it is a non restrictive agricultural zoning.

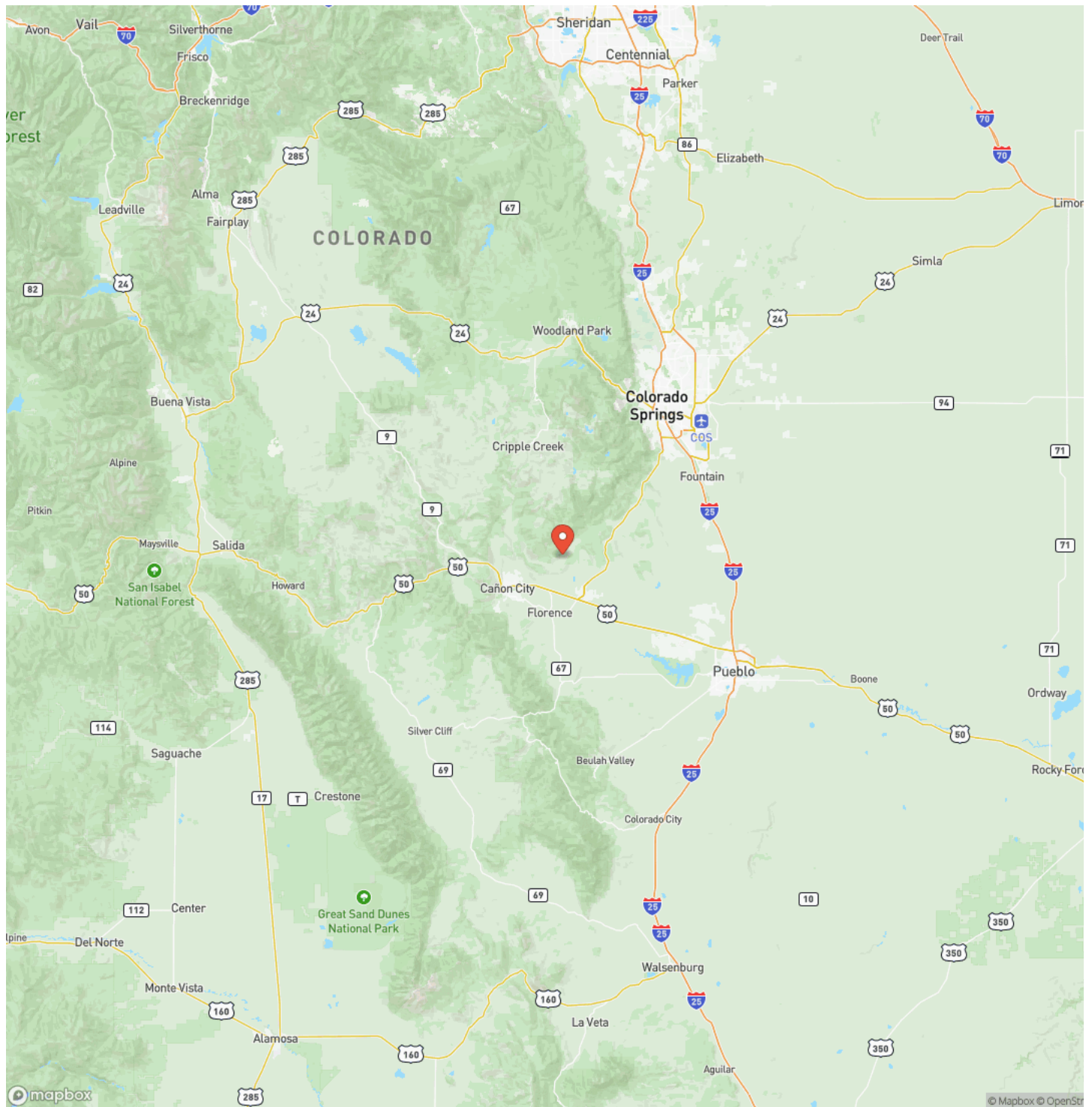
Red Rock Ridge
Canon City, CO / Fremont County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Bob Regester

Mobile

(719) 686-8744

Email

bregester@mossyoakproperties.com

Address

844 Beaver Pond Drive

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Colorado Mountain Realty
844 Beaver Pond Drive
Divide, CO 80814
(719) 686-8744
MossyOakProperties.com

